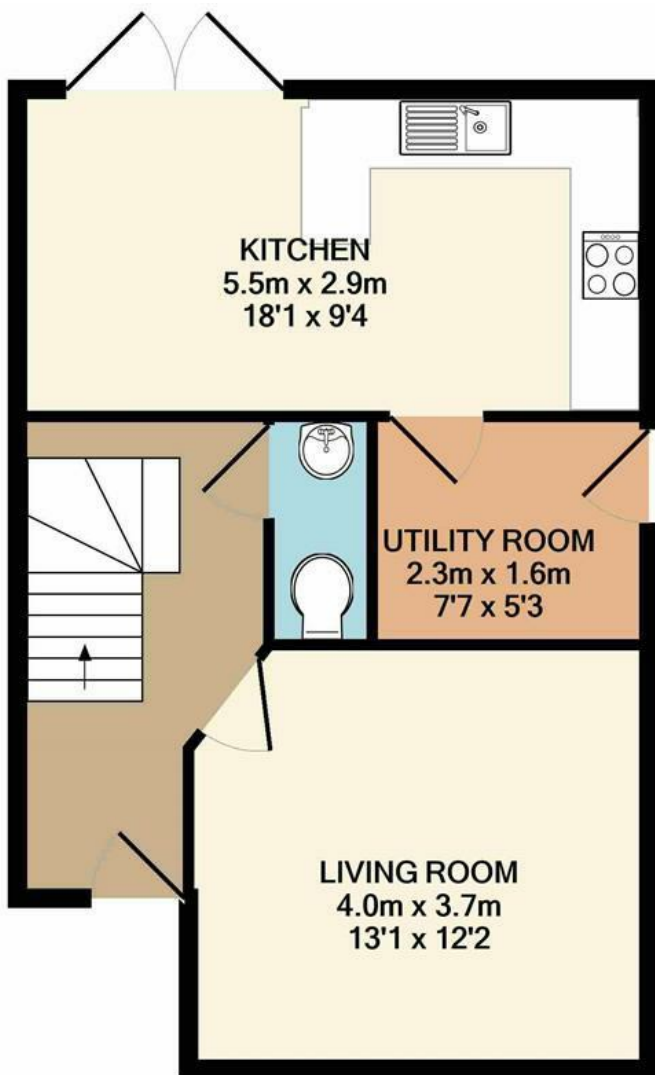


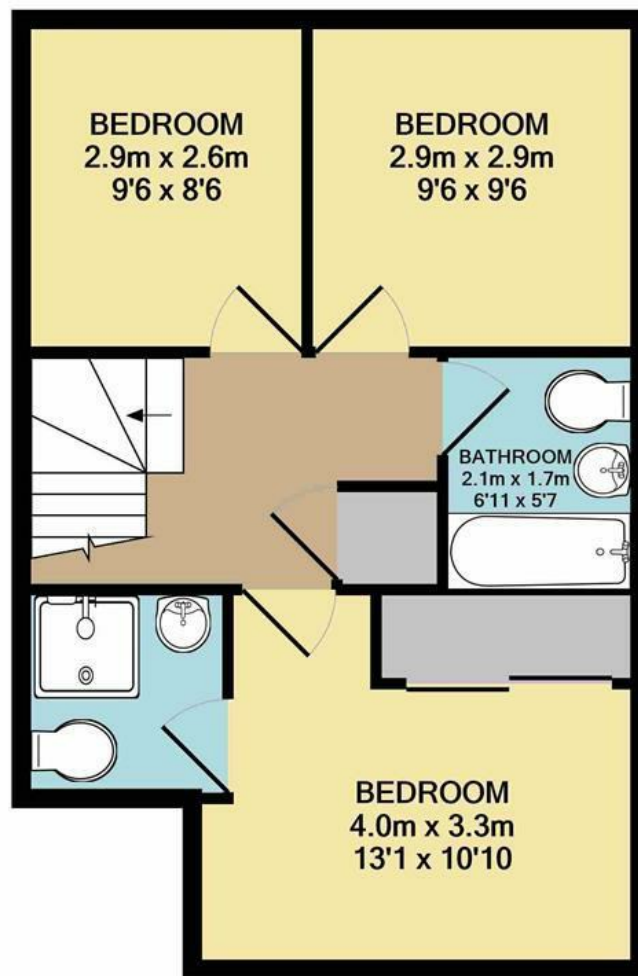


Avocet Rise | Norwich | NR7  
 Guide Price £280,000

abbotFox



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 44.7 SQ.M.  
 (482 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 42.4 SQ.M.  
 (457 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.2 SQ.M. (938 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this modern, detached family home. Located within the popular residential area of Sprowston, this property has been exceptionally well maintained by the current owners since its construction. Occupying a favourable, corner plot, this property provides off road parking and a garage to the rear, with the spacious garden affording a high degree of privacy. Internally, the property offers a light and stylish finish throughout, with an inviting entrance hall, cloakroom, lounge, kitchen diners and utility room to the ground floor. The first floor offers three comfortable bedrooms, en-suite shower room to the master and a family bathroom. An ideal opportunity for any growing family, this home demands an internal viewing to be appreciated.

The much-requested location of Sprowston, which lies just 1.5 miles North East of Norwich, offers a wide range of useful amenities for residents and visitors alike including a Tesco Express and Tesco Extra, a post office, doctors and dentists surgeries and the popular Sprowston Manor Hotel & Golf Club. The town also offers all levels of schooling including a local infant school, primary school and Sprowston Community High School. There are several transport links including the Ring Road connecting you around Norwich along with the Northern Distributor Road which will take you to Norwich Airport, Aylsham, Holt & the North Norfolk coast. Regular public transport links are also available including bus routes and a Park and Ride service giving easy access to Norwich City Centre.

Guide price £280,000 - £290,000

